



## Black Bull Commercial Units (100m A1)

North Witham, Colsterworth, Grantham, NG33 5LL

**3 Commercial Units undergoing  
refurbishment with new Cladding  
and Roller Shutter Doors**

**Available April/May 24**

**Rents from £585 - £700 pcm**

**1,033 to 3,787 sq ft**  
(95.97 to 351.82 sq m)

- Range of Spaces from 1,033 Sq ft to 1,598 Sq ft
- 100m from the A1 between Stamford and Grantham
- STORAGE AND DISTRIBUTION USE.
- NO MOTOR TRADE OR VEHICLE BREAKERS
- Gated Compound with Parking to the front of each Unit
- Each Unit has Electricity, Water and its own WC

# Black Bull Commercial Units (100m A1), North Witham, Colsterworth, Grantham, NG33 5LL

## Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 1,033 to 3,787 sq ft   |
| <b>Rent</b>           | £7,020.00 - £8,400.00 per annum  |
| <b>Business Rates</b> | To be reassessed   |
| <b>Service Charge</b> | £0.75 per sq ft<br>Communal Areas, Gates and Disabled WC                   |
| <b>Car Parking</b>    | Each Unit will have its own parking. Visitors in addition                  |
| <b>VAT</b>            | Applicable   |
| <b>Legal Fees</b>     | Each party to bear their own costs   |
| <b>EPC Rating</b>     | EPC exempt - Currently being constructed or undergoing major refurbishment |

## Description

The 5 Units are being refurbished with new cladding and Roller shutter doors. 2 of the Units are of a new portal Framed construction with the remaining 3 being brick built structures, all with pitched roofs. The Roofs have been overhauled.

Each Unit will have it's own WC in a central block with tenants to maintain and clean. Electricity is individually metered with LED lighting and water is also connected to each Unit.

The central courtyard is accessed via gates from the public highway and there is parking to the front of each Unit with limited additional visitors parking also available.

## Location

Positioned approximately midway between the market towns of Stamford to the South and Grantham to the North, the property stands approximately 100m from the Southbound carriageway of the A1 off a public highway which is accessed from both the North and South bound A1 carriageways.

What 3 Words – expensive.jetted.resolves

## Accommodation

The accommodation comprises the following areas:

| Name            | sq ft        | sq m          | Rent          | Availability |
|-----------------|--------------|---------------|---------------|--------------|
| Ground - Unit A | 1,734        | 161.09        | £1,050 /month | Let          |
| Ground - Unit B | 1,156        | 107.40        | £700 /month   | Available    |
| Ground - Unit C | 1,598        | 148.46        | £965 /month   | Let          |
| Ground - Unit D | 1,033        | 95.97         | £675 /month   | Available    |
| Ground - Unit E | 904          | 83.98         | £585 /month   | Available    |
| <b>Total</b>    | <b>6,425</b> | <b>596.90</b> |               |              |

## Terms

New leases will be created on standard FRI terms for a 5 year period with breaks and reviews to be confirmed. Rents as per the schedule above. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance and a service charge is applicable for the upkeep and maintenance of the courtyard.



## Viewing & Further Information



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